

## **Minneapolis Advisory Committee on Housing Minutes**

Regular Meeting  
June 9, 2022 - 03:00 PM  
Online Meeting

**Board/Commission Members:** Coriner Boler, Bruce Brunner, Chloe Jackson, Spolinsky Jacox, Queen Kimmons, Charlotte Kinzley, Liliana Letran-Garcia, David McGee, Lisa Mears, Melissa Newman, Colleen O'Connor Toberman, Maggy Otte, Scott Shaffer, Janine Sieja, Cecil Smith, Rose Teng, and Annie Wells (Quorum - 9)

**Staff:** Joey Dobson, Andrea Inouye, Kellie Jones, Lisa Smestad, Katie Topinka

### **Call To Order**

1. Roll Call.
  - Members in Attendance: Bruce Brunner, Queen Kimmons, Charlotte Kinzley, Colleen O'Connor Toberman, Maggy Otte, Scott Shaffer, Janine Sieja, Cecil Smith, Rose Teng
  - Members Absent: Coriner Boler, Chloe Jackson, Spolinsky Jacox, Liliana Letran-Garcia, David McGee, Lisa Mears, Melissa Newman, Annie Wells
2. Adoption of the agenda – accepted
3. Acceptance of minutes from meeting on April 14, 2022 - accepted

### **Public Comment**

4. 10 minutes, discussion limited to 1 minute per person
  - Tenants are not being protected, I invited a tenant, and she wasn't able to attend the meeting today. Her landlord will not fix anything he only puts a band aid on everything. Water is leaking down the light fixture and they can't turn on the lights. The home is listed as tier 1 and an inspector from the city put a condemned sign on her door and the tenant was told she has 7 days to move. We investigated and the home is not listed as condemned but tier 1. What happens to landlords that don't make repairs they are not being held accountable for what they do in the black community.

### **Discussion**

#### **5. Updates: ARPA**

##### **Funds Process**

Minneapolis renters are facing increasing housing costs with decreasing incomes, and the city has fewer affordable housing units today than it did 15 years ago.

- City Council approved over 5 million dollars to be divided between CPED and Regulatory Services. Money for SRO acquisition was moved into the Public Opportunity fund and the funds will be used for acquisition of SRO's and new affordable housing development in areas impacted by civil unrest.
- There is 4 million dollars to preserve naturally occurring affordable housing (NOAH)
- We are reorganizing ARPA funds from Phase 1 for the Minneapolis Homes home ownership program. This will fund the Minneapolis homes financing for acquisition of affordable homeownership.
- The Homeless Response coordinators CPED and the Health Dept hired in 2021 will be moved to Regulatory services and modeled after the Tenant Navigator program.

- **Proposed Action Summary:** The Affordable Housing Trust Fund (AHTF) is one of the primary tools for providing financing to help close the gap between what it costs to provide decent, safe affordable housing and what low-income residents can afford. This funding would provide additional resources to help projects reach completion when no other funding source is available.
- **Proposed Action Detail Housing Opportunity Fund:** This proposal is a supplement to the existing AHTF. Due to the rising costs associated with housing development (material and labor), this strategy will complement the existing internal sources and even more competitive external sources. This project would directly expand access to affordable housing. The focus of this request is to expedite the development of new units. Preference will be on projects that: Need the last financing source to move the project to construction Are in areas that were impacted by the recent civil unrest.
- **Low Barrier Single Room Occupancy (SRO) Pilot:** To increase flexibility and meet changing needs, the Single Room Occupancy Pilot from Phase 1 will be combined into this fund. This funding will support development and implementation of a new pilot program to fund acquisition, rehabilitation, or adaptive re-use, and/or operating reserves for SRO-type properties in partnership with Hennepin County. This funding level will support acquisition/development of SRO dwelling units.
- **Racial Equity Impact** Racial and ethnic groups are over-represented amongst low-income households and most people of color are renters, which means that the negative impacts of the shortage of affordable rental housing are disproportionately experienced by communities of color. Historic discriminatory housing policies have had a lasting impact on development patterns. Persons with disabilities experience poverty at higher rates than the population, and veterans are overrepresented among the homeless population.
- **2023 Budget Process:**

The mayor proposed phase 2 for homelessness and housing it was approved by Council and is moving forward. The Housing Opportunity Fund, Minneapolis homes, home improvement loan program are some of the programs that will be funded. All city departments are being asked for recommendations from the mayor's office and they will draft a proposed budget to be released in August. The draft budget will go to Council for a public hearing in markup and will be adopted in November.

6. Answer Questions from April Meeting:

Drake Hotel Status Update: Had a fire in 2019 and was used as an overflow for families experiencing homelessness and used for long term housing. The county worked to move the displaced families to hotels. We don't know what the plans are for rebuilding, the building is privately owned and there have been no building permits pulled as of today. The homeless numbers were down because of the pandemic and the housing moratorium. The past couple of months the county has seen the homeless numbers increasing but the shelters are not completely full. If they become full the County will put people in a hotel.

**Questions and Comments:**

The city would like to address homelessness increasing and with funding such as the housing opportunity fund does the city need to use a developer or can, they build some housing? There is a lot of development projects, and nothing is affordable. The Drake is privately owned what are the plans?

Response: Family homelessness was down even in the years leading up to the pandemic and was down during the pandemic. It would be helpful at the next committee meeting if someone from the county could provide an update. The city doesn't own and operate housing the Housing Authority does and is an arm of city council. The city council appoints their board, and they have federal funding to own and operate the housing.

There was an interest in getting a briefing on the state of housing in the city. What tools and policies does the city have and how does the city government entity interact with affordable housing in our city. What do we know about where affordable housing is? We should invite a housing data expert on our team to come to the next meeting to give an overview.

The city should be thinking about homelessness we are here to advise the city council and the mayors office on what the city should be doing. The city should be working with the county and the county is the lead and does most of the homeless they run the shelters. As we are crafting our recommendations or what outcome we want from this committee our charge is to advise the city council and mayors office. We need to frame our discussions and what might come out of those discussions.

Topics for July meeting: What do we know about the census data for the city? Where are the housing gaps that we are working to fill? Could we contact the county to pull the zip code data for the number of homeless?

#### Renter Protection Ordinance Enforcement

A website was created, mailing communication, email blast, meetings with stakeholders and webinars were created when the ordinances were implemented to get the information out.

The city has a \$100,000 budgeted for rental relocation assistance and we try to recoup those funds from the landlord.

Advance notice of sale when a property is identified as affordable housing with five or more units the owner is required to notify their tenants of the intent to sell.

The new owner must inform tenants when they have purchased the property to allow them a three-month protection period if they are going to raise rent to prevent displacement.

We are using a complaint-based enforcement. Once the violation is confirmed a citation of \$500 or \$500 per unit is mailed to the owner.

Education letters are mailed to properties that have 5 or more units that have sold in the previous month to the new owners. We don't know what is being rented as affordable we try to capture all owners and make sure they are aware if the building doesn't have any affordable units.

We have the pre-eviction filing notice is new, the rental screening and security deposit requirements have changed in the past couple of years. The pre-eviction was the requirement as an official notification to send the tenant prior to filing an eviction and the notification must include their intent to file an eviction.

We worked with a firm to create some of the communication for a renter campaign this summer using federal funding dollars. We are looking to have more radio ads, benches and more visible in the community.

**Questions and Comments:**

Is there a way to be more proactive about keeping an eye on our multi-unit buildings listed on MLS? Information is pulled through the city, database, the county, listings on MLS and sales.

Response: We are sending out letters but there are so many not listed, and we don't know until they sell and its difficult to enforce. We have done email blast; radio commercials and we also have it on our website.

**7. Testing Drinking Water for Lead**

There is a city initiative to test drinking water. The city's drinking water is lead free but some of the pipes do have lead which can get into your water. You can request a free lead testing kit for your home on the website. <https://www.minneapolismn.gov/government/programs-initiatives/lead-testing/lead-test-kit/>

In 2021, we tested water samples from 63 homes with lead service lines

- An independent certified laboratory contracted by the Minnesota Department of Health analyzed all the samples.
- All homes tested below the EPA's Action Level for lead and copper.

We've never had a violation of the Lead and Copper Rule of 1991.

**8. Selection Committee Representative for Rent Stabilization Work Group:**

Committee members Queen Kimmons and Bruce Brunner nominated themselves to represent HAC for the rent stabilization work group. The Committee members voted, and Bruce was selected as the representative for the work group.

Meeting Adjournment 4:58 pm